

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8a Leamington Crescent, Caulfield East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$799,000

Median sale price

Median price \$1,520,000 House X Unit Suburb Caulfield East

Period - From 01/07/2017 to 30/06/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5/70 Truganini Rd CARNEGIE 3163	\$840,500	18/08/2018
2	4/77 Paxton St MALVERN EAST 3145	\$815,000	28/07/2018
3	3/1 Buckley St CARNEGIE 3163	\$780,000	02/05/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$799,000
Median House Price
Year ending June 2018: \$1,520,000

Comparable Properties



5/70 Truganini Rd CARNEGIE 3163 (REI/VG) **Agent Comments**

 2  2  1

Price: \$840,500
Method: Auction Sale
Date: 18/08/2018
Rooms: 4
Property Type: Townhouse (Res)



4/77 Paxton St MALVERN EAST 3145 (REI/VG) **Agent Comments**

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Price: \$815,000
Method: Auction Sale
Date: 28/07/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 138 sqm approx



3/1 Buckley St CARNEGIE 3163 (VG) **Agent Comments**

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Price: \$780,000
Method: Sale
Date: 02/05/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)